

# **\$495,000 - 35 P'Tit Fred RD**

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## **Listing ID: M159319**

**\$495,000**

4 Bedrooms, 2 Bathrooms, 909 square feet  
Single Family

35 P'Tit Fred RD, Grande-Digue, New  
Brunswick, E4R4Y9

Have you always dreamed of living by the water, year round? Maybe you would love to sit on your deck watching the sunset over the ocean? If so then this may be the home for you. Welcome to 35 P'Tit Fred in Grande Digue. Located only 30 minutes from Moncton, you will have incredible water views year round. Less than 5 minutes walk from your home you have beach access. This home has 2 bedrooms up and 2 bedrooms downstairs. On the main level, you will enjoy an open kitchen with newly painted cabinets and new counter tops, dining area and living room all facing the water. This area is comfort controlled by mini split and electric baseboards. The floors in this area are all newly installed. There is a 4 pc bathroom by the bedrooms as well as a two pc bathroom in the main floor laundry area located next to the garage entrance. In the lower level, you will find a family room as well as two more large bedrooms. This area is heated by electric baseboards. The home has a heated double door garage which is also accessible from the basement level. Off the living room, there is a large deck to sit and enjoy the view. There is also a cedar lined 3 season sunroom/gazebo on the front to enjoy as the days stretch into evenings. Please note the

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property has a stretch that reaches all the way down to the cliff edge where you will experience breathtaking views of the ocean! This home and garage has a metal roof (2020). Mini splits were added in 2022. A must see! (id:24320)

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